

6/16/2020

**CERTIFICATE OF APPROPRIATENESS**

Bill Pursifull / St. Clair Construction Co.  
20250 Harper Ave  
Detroit, MI  
48225

**RE: Application Number 20-6733; 421 Watson; Brush Park Historic District**

Mr. Pursifull:

At the regular scheduled meeting that was held on 6/10/2020, the Detroit Historic District Commission (“Commission”) reviewed the above-referenced application for building permit. Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205, MSA 5-3407(5)(10) and Section 21-2-73 of the 2019 Detroit City Code; the Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness, which is effective as 6/16/2020.

The following work items meet the Secretary of the Interior’s Standards for Rehabilitation Standard 2) *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;* 6) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence, and* 9) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

**General Façade rehabilitation**

- Existing masonry to be restored by using mild cleaners and soft-bristle brushes to remove staining and discoloration. Power washers will not be used on exterior surfaces.
- Tuckpointing of deteriorated mortar joints to be repointed.
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**Replace Windows and doors / Modify Existing Window Openings**

- For all replacement windows, the applicant proposes to install Quaker Aluminum Simulated Divided Lite Casement Windows with exterior grids, painted black.
- South Elevation:
  - Replace the existing 48” x 66” casement window with new Quaker Aluminum Simulated Divided Lite Casement Windows, exterior grids pattern to match existing, painted black.
  - Expand existing front door opening to 12’-0” x 5’4”, existing doorway opening dimensions not provided
  - Install Commercial glass door between transom fenestration system, wood frame with glass panel
  - Create two (2) new window openings – 4’x16’ left and right of the center entrance door
    - Tooth in brick to match existing masonry at existing door opening
- East Elevation:
  - Expand five (5) existing window openings from approximately 4’x5’-6” to 4’x12’
  - Replace five (5) 4’ x 2’ fixed casement windows as proposed

- West elevation:
  - Expand four (4) existing window openings from approximately 4'x5'-6" to 4'x12'
  - Fill in existing window and install new double door way at location of proposed ramp for ADA access, 7'-0" x 6'-0"
- North Elevation:
  - Replace the existing 48" x 66" casement window with new Quaker Aluminum Simulated Divided Lite Casement Windows, exterior grids pattern to match existing, painted black.
  - Fill in existing window openings with matching brick
  - Create new doorway
  - Replace existing basement door

### **Install new ADA Ramp on West Elevation**

- The applicant proposes to install a new ADA ramp. Exact dimensions, material and finish not specified


### **Roof**

- The applicant proposes to install a new, metal gable style roof system that will create a 2' band of new fenestration at the roof line
- The proposed gable roof will span approximately half the length of the building, the flat portion of the roof will be replaced with typical EPDM membrane treatment.
- HVAC equipment installed on the flat portion of the roof.

*...With the condition that staff has the opportunity to review final plans, cut sheets for doors, railings, specs for ADA ramp and brick sample.*

Please retain this Certificate of Appropriateness for your files. You should now proceed to the City of Detroit Buildings Safety and Engineering Department to obtain a building permit. The Detroit Historic District Commission's approval and issuance of a Certificate of Appropriateness does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding this letter, please contact me at [cagneyb@detroitmi.gov](mailto:cagneyb@detroitmi.gov).

For the Commission:



Brendan Cagney  
Staff  
Detroit Historic District Commission